# 1904 13 Street SW

Calgary | Active | MLS® A2352787

**$1,420,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2022** | **2,175.83 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

OPEN HOUSE: Saturday November 7th from 12:00PM to 2:00PM FULLY DETACHED. PERFECTLY CONNECTED. Welcome to 1904 13 Street SW, an impeccably maintained DETACHED home in prestigious Upper Mount Royal, where the energy of inner city Calgary is close at hand, yet home feels like a world of its own. Built in 2023 and freshly touched up with paint, this European inspired residence offers approximately 3,016 sq ft of developed living space (2,185.79 sq ft above grade), with 3+1 bedrooms and 3.5 bathrooms. A handsome brick façade sets the tone for understated luxury inside, with soaring 11 foot main floor ceilings, wide plank hardwood, designer lighting and abundant natural light. Smart home features include automated blinds and customizable lighting. The showpiece kitchen pairs custom cabinetry, a gas cooktop, professional series stainless steel appliances and clever storage solutions with an exquisite waterfall quartz island that appears to float above a soft, ambient LED glow, lending just the right touch of drama. The dining and living spaces invite effortless entertaining, with a tiled gas fireplace, custom media wall and large sliding doors opening to the rear deck and west facing outdoor space. A practical mudroom and elegant powder room complete the main level. A striking floating staircase leads upstairs, where 10 foot ceilings, three bedrooms, a four piece bath and a dedicated laundry room with sink and storage await. The primary retreat includes a fitted walk in closet and spa inspired five piece ensuite with freestanding soaker tub, oversized glass shower and dual vanity. Downstairs, 9 foot ceilings lend an airy feel to the fully developed lower level, complete with recreation and media space, wet bar, exercise area, fourth bedroom and another four piece bathroom. Thoughtful storage throughout keeps everyday living beautifully organized. Other comforts include central air conditioning, a fenced backyard, rear deck with BBQ gas line and a HEATED DOUBLE DETACHED GARAGE with lane access. The backyard is being updated with artificial turf for easier, low maintenance living, with completion scheduled for November 2027. And then there's the address: 17th Avenue's restaurants, coffee shops, cocktail lounges, boutiques and fitness studios are close by, along with parks, schools, transit and convenient downtown access. For buyers considering a luxury semi detached property, this offers something worth a second look: all the style and convenience of an inner city address with the privacy and independence of a fully detached home. Go out whenever you like. Staying in might be your favourite option.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352787 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2022 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |

| | |
|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,175.83 sq. ft. |
| **Main Level Finished Area:** | 1,042.39 sq. ft. |
| **Upper Level Finished Area:** | 1,133.45 sq. ft. |
| **Below Grade Finished Area:** | 926.05 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,250 sq. ft. |
| **Lot Frontage:** | 25'1¼" |
| **Front Exposure:** | West |
| **Floor Location:** | Ground |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2022 (Age: 4) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2211289 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |

| | |
|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room, Sink, Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Upper Mount Royal |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Gym weight set in basement, TVs with sound bars in every room besides living room, security system wall panel (no contract) |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 14' × 10'7" · |
| **Main Floor** | Foyer · 10'9" × 5'5" · |
| **Main Floor** | Kitchen · 23'5" × 13'5" · |
| **Main Floor** | Living Room · 23'7" × 15'11" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 15'1" × 9'7" · |
| **2nd Floor** | Bedroom · 15'1" × 9'8" · |
| **2nd Floor** | Laundry · 7'5" × 6'1" · |
| **2nd Floor** | Bedroom - Primary · 24'5" × 15'11" · |
| **2nd Floor** | Walk-In Closet · 11' × 5'10" · |
| **Basement** | Other · 8'11" × 4' · |
| **Basement** | Bedroom · 14'7" × 12'3" · |
| **Basement** | Exercise Room · 8'10" × 7'8" · |
| **Basement** | Game Room · 20'5" × 16'6" · |
| **Basement** | Furnace/Utility Room · 7'1" × 6'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1904-13-street-sw-calgary-a2352787/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.